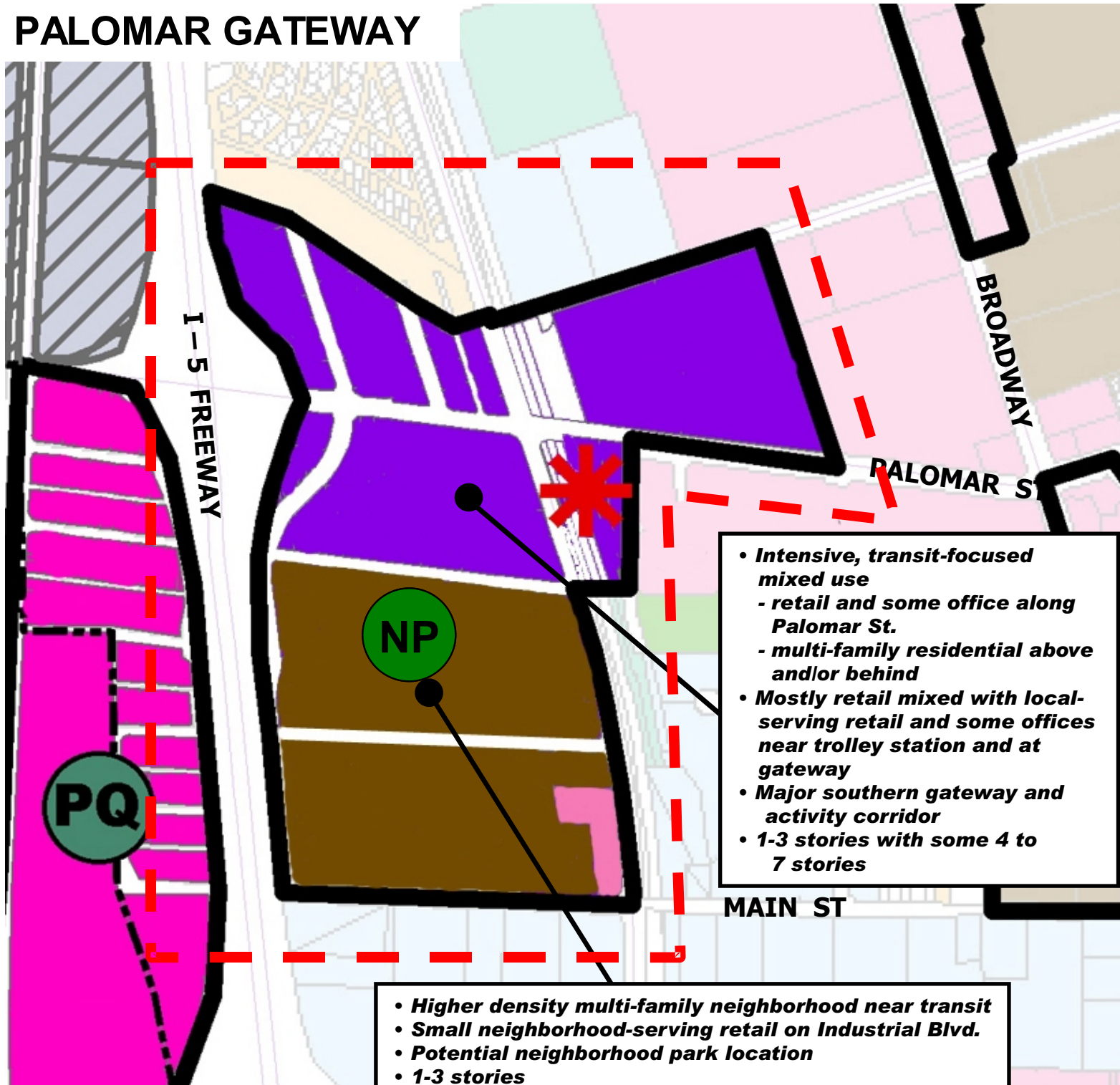


PALOMAR GATEWAY



CITY OF CHULA VISTA SOUTHWEST GPU STEERING COMMITTEE RECOMMENDED ALTERNATIVE

LEGEND

RESIDENTIAL

- LOW
- LOW MEDIUM
- LMV LOW MEDIUM VILLAGE
- MEDIUM
- MEDIUM HIGH
- HIGH
- URBAN CORE

COMMERCIAL

- RETAIL
- VISITOR
- PROFESSIONAL & OFFICE

MIXED USE

- MIXED USE COMMERCIAL
- MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
- MIXED USE TRANSIT FOCUS AREA (TFA)

INDUSTRIAL

- LIMITED INDUSTRIAL
- RESEARCH INDUSTRIAL
- GENERAL INDUSTRIAL

PUBLIC, QUASI PUBLIC & OPEN SPACE

- PUBLIC & QUASI PUBLIC
- PARKS & RECREATION
- OPEN SPACE PRESERVE
- OPEN SPACE RECREATION
- OPEN SPACE
- PROPOSED FREEWAY COVER
- WATER

SPECIAL PLAN AREA

- RES RESORT
- SCC SPECIALTY CONFERENCE CENTER
- VC VILLAGE CORE
- EUC EASTERN URBAN CENTER
- BAYFRONT PLANNING AREA

TRANSIT STATION

- EXISTING
- PROPOSED

JUNE 1, 2004

- **Intensive, transit-focused mixed use**
 - retail and some office along Palomar St.
 - multi-family residential above and/or behind
- **Mostly retail mixed with local-serving retail and some offices near trolley station and at gateway**
- **Major southern gateway and activity corridor**
- **1-3 stories with some 4 to 7 stories**

- **Higher density multi-family neighborhood near transit**
- **Small neighborhood-serving retail on Industrial Blvd.**
- **Potential neighborhood park location**
- **1-3 stories**